Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	14 Newlands Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$1,525,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	26 Nedlands Ct DONCASTER EAST 3109	\$2,320,000	23/11/2024
2	1 Anthlin Ct TEMPLESTOWE 3106	\$2,703,500	21/09/2024
3	4 Nolan CI DONCASTER EAST 3109	\$2,301,000	10/08/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 15:45









Property Type: House Land Size: 921 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 **Median House Price**

December guarter 2024: \$1,525,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties

26 Nedlands Ct DONCASTER EAST 3109 (REI)





Agent Comments

Price: \$2,320,000

Method:

Date: 23/11/2024 Property Type: House

1 Anthlin Ct TEMPLESTOWE 3106 (REI/VG)









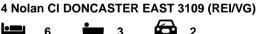
Agent Comments



Price: \$2,703,500 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 810 sqm approx





Agent Comments

Price: \$2,301,000 Method: Auction Sale Date: 10/08/2024

Property Type: House (Res) Land Size: 812 sqm approx

Account - Barry Plant | P: 03 9842 8888





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